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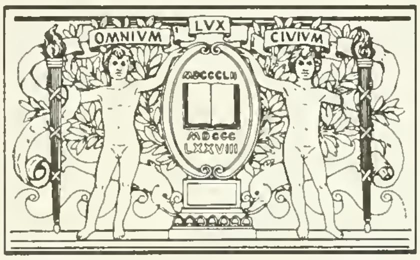

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EAST BOSTON
DATA DESCRIPTION

I. Decriptive

E.B. has an area of 3,168 acres . It had a total population of 38,873 in 1970 and a total number of housing units equal to 13,709. These statistics yield density figures of

Both total population and HH's have declined over the last 20 years, as for the City:

Table 1- Total Pop & Hous. Change. E.B. & Boston. '50. '60, '70

	'50 Pop.	% Change	'60 Pop.	% Change	'70 Pop.	% Change
E.B.			43,809	-11.3	38,873	50-70
City			698,081	- 8.2	641,071	
	'50 HH's	% Change	'60 HH's	% Change	'70 HH's	% Change
E.B.			13,990	- 2.0	13,709	50-70
City			238,547	- 2.6	232,448	

There are 2 major non-residential areas. One is the ,facing west and south into the harbor. The other is, of course, Logan Airport.

E.B. is bounded on almost all sides by water, the Boston Harbor, the Chelsea River, and the Belle Isle Inlet. Only to the north of Orient Hts. is there a land connection, to Revere. But even there, is no continous residential area.

E.B. can be divided into a number of different areas. Bennington St. divided northern tracts (501, 502, 509-11) from southern ones. The northern area has higher rents, higher incomes, younger families, etc. The division is topographical as well, the area south of Bennington being flat while to the north it rises into Eagle Hill. Tract 512 (Jeffries Pt.) should occasionally be included in the northern tracts statistically, despite its southern location. Tracts 509, 510 and

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511 exhibit the northern tracts characteristics most strongly, and in 510 and 511, the housing begins to include many single family homes (the "neck" of E.B. and Orient Hts.)

There are 3 areas of subsidized housing one is the E.B. Project, in BG2 of 503, containing 414 family units, finished in 1942. This BG is in the extreme S.W. corner of the district. Adjacent BG's are apparently affected by the project's presence.

The second public housing project is Orient Hts. in BG's 5 & 6 of 511. This includes 354 family units and was completed in the 1950's.

There are also 400 units of moderate - income housing built in BG1 of 510, finished in 1967.

II. Statistical Data
A. Population

AGE GROUPS

East Boston's concentration of the 35-54 group, lack of the 20-24 group, and normal prop's of 0-19 relative to the City, all lead to the preliminary conclusion that the district has concentrations of older couples with relatively few kids per households.

	E. Boston		City		E. Boston		City	
	#	%	#	%	#	%	#	%
0-14	12,212	27.9	171,812	24.7	9,885	25.4	152,681	23.9
15-19	3,257	7.4	51,989	7.4	3,274	8.4	61,060	9.5
20-24	2,809	6.4	54,547	7.8	3,283	8.4	77,103	12.0
25-34	6,015	13.7	89,004	12.7	4,363	11.2	79,353	12.4
35-44	6,217	14.2	84,323	12.1	4,300	11.1	60,719	9.5
45-54	5,171	11.8	83,874	12.0	5,023	12.9	65,457	10.2
55-74	6,740	15.4	133,833	19.2	6,850	17.6	112,272	17.5
75+	1,388	3.2	28,699	4.1	1,889	4.9	32,277	5.0

The trend in E.B. was as if the population got a little older together. The 0-14 decreased while the 15-24 increased. The 25-44 decreased

proportionately while 45-54 increased. And elderly (55+) increased much more and 45-74 declined proportionately.

On the tract level, there is virtually no significant variation from the E.B. proportions outside of tract 503, which has publich housing. To some degree,however, northern tracts (-511 +512) do tend to have relatively more kids and fewer elderly than do southern tracts. Trends for tracts are very similar to the district's.

Statistics or the BG level show the variations around subsidized housing.

Table 3. Age Groups, Selected BG's '70

	0-14	15-19	20-24	25-34	35-44	45-54	55-74	65+
503-1	79	35	28	44	41	40	86	29
	20.7	9.2	7.3	11.5	10.7	10.5	22.5	7.6
-2	572	196	99	114	135	124	148	61
	39.6	13.5	6.8	7.9	9.3	8.6	10.2	4.2
504-1	90	40	39	56	50	69	108	21
	19.0	8.5	8.3	11.8	10.6	14.6	22.8	4.4
506-2	142	52	43	62	56	87	119	27
	24.2	8.8	7.3	10.5	9.5	14.8	20.3	4.6
501-1	461	187	134	182	198	218	259	47
	27.4	11.1	8.0	10.8	11.7	12.9	15.3	2.8
508-1	271	88	92	124	158	159	267	76
	22.0	7.1	7.5	10.0	12.8	12.9	21.6	6.2
509-1	291	70	73	132	111	109	141	25
	30.6	7.4	7.7	13.9	11.7	11.5	14.8	2.6
-5	21	10	9	12	15	17	32	9
	16.8	8.0	7.2	9.6	12.0	13.6	25.6	7.2
510-1	640	140	271	330	224	235	301	121
	28.3	6.2	12.0	14.6	9.9	10.4	13.3	5.4
511-5	186	83	78	73	114	123	222	162
	17.8	8.0	7.5	7.0	11.0	11.8	21.3	15.6
-6	666	192	164	206	215	199	290	74
	33.3	9.6	8.2	10.3	10.7	9.9	14.4	3.7

BG2 of 503 has large props. of kids ans small of elderly. Adjacent or nearly BG's (1 of 503, 1 of 504, 2 of 506, 1 of 508) have large props. of elderly and small of kids.

BG 1 of 501 shows the for northern tracts, slightly larger props. of kids and slightly smaller props. of elderly, but BG's 1 and 5 in 509 show variation around this norm.

The last 3 BG's listed contain subsidized housing two of them, 1 of 510 and 6 of 511, have expected concentration kids and low props. of elderly. But BG 5 of 511 has very large concentrations of elderly, despite its status as family housing.

(2) RACE

In all E.B., there are only 311 blacks and 76 of other races (.87% and .2% respectively). Of those blacks, only 10 are over 45 yrs. of age and 194 are under 15 years. It is a very young population.
The black population exists totally in 5 BG's. Over half of it is in BG 2 of 503 and a third is in BG6 of 511 (11.3% and 4.9% respectively), both with family-oriented public housing.

(3) HOUSEHOLD SIZE

Relative to the City, E.B. has large prop's of middle-sized HH's (3-6 pers) It has smaller props. of 7+ pers HH's, and much smaller props. of 1 pers HH's. Trends were all the same, however: 1-2 pers HH's increased, 3-5 pers HH's decreased, 6+ pers HH's held steady, all proportinately.

Table 4 Household Size. E.B. & City, '60 and '70

	1960				1970				
	1 P.	2 P.	3-5P	6+ P.	1 P.	2 P.	3-5 P.	6P.	7+ P.
E.B. #	1,805	3,218	7,071	1,200	2,589	3,587	5,531	624	512
%	13.6	24.2	53.2	9.0	20.2	27.9	43.0	4.9	4.0
City #	55,302	60,528	87,275	21,327	62,962	62,202	71,595	9,298	11,414
%	24.6	27.0	38.9	9.5	29.0	28.6	32.9	4.3	5.3

BG's with subsidized housing are the main varying BG's for household size, but there are other vairations BG2 of 503 has props. of 1 pers + 6+ pers HH's much larger than the district's. (Note that the project is most attractive to very small and very large HH's). BG 1 of 503, which had many elderly, has a huge prop. of 1 pers HH's and relatively small props. of 3-6+ pers HH's. In general, the S.W. section of E.B., which had

concentrations of elderly, also has concentrations of 1 pers HH's and low props. of 6+ pers HH's relative to the district. (The S.W. includes BG 1 of 503, 504, 505, 506, 507, 1 of 508).

Tracts 509 and 501 (esp. BG 1 of 501) have household size statistics which support the notion of them having many kids and few elderly. They have small props of 1 pers HH's and large props of 5+ pers HH's. This pattern is true of 510 and 511, too, but to a lesser degree.

Tract 511 has several BG's with very low prop's of 1 pers HH's and large prop's of 2 pers HH's. This helps create an image of 511 as dominated by older middle-aged, and elderly couples, since there are concentrations of 452 age group in these BG's. Note that this is true even in BG5, with its very large prop of 75+ age group (i.e. they are still largely in couples). The pattern is contradicted of course in BG6, with an prop of 1 pers, small of 2 pers. and large of 6+ pers. HH's.

BG 1 of 510 has a high prop of kids 0-4 and only 0-4, as well as a large prop of only 20-34 among adults. A conclusion of young, small to medium-sized families is not contradicted by the large props of 4 pers HH's (19.4% vs. 15.2% for the district).

Table 5 Household Size, Selected BG's '70

		1P.	2P.	3-5P.	6+P.
501-1	#	67	119	247	64
	%	13.5	23.9	49.7	12.9
503-1	#	62	43	39	11
	%	40.0	27.7	25.2	7.1
-2	#	129	76	134	86
	%	30.4	17.9	31.5	20.2
504-1	#	49	45	64	14
	%	28.5	26.5	37.2	8.1
511-2	#	47	100	117	15
	%	16.9	35.8	41.9	5.4
-5	#	29	97	135	22
	%	10.3	34.3	47.8	7.8
-6	#	122	150	285	73
	%	19.4	23.8	45.2	11.6

(4) Overcrowding:

E.B.'s rate of overcrowding was higher than the City's in 1960 but declined much faster than the City's to end up about equal in 1970. All tracts except 504 had less overcrowding in 1970 as well.

Table 6 Overcrowding, E.B. + CITY, '60 and '70

	1960 1.01+ pers/rm		1.01-1.50 pers/rm		1.514pers/rm		1.01+pers/rm	
City	17,929	8.0	12,535	5.8	3,927	1.8	16,462	7.6
E.B.	1,322	9.9	837	6.5	157	1.2	994	7.7

On the tract level, northern tracts all have less overcrowding than the district. Southern tracts all have more, with the exception of 508. But BG analysis reveals more detailed patterns.

BG2 of 503, with the public housing, has the most overcrowding by for. And adjacent BG, 1 of 504, is next. BG2 of 512 has a high rate as well. All BG's south of tract 508 have much overcrowding relative to the district, excepting 1 of 506 and 1 of 512.

In northern tracts, there is significant overcrowding relative to the district in only 5 scattered BG's. BG6 of 511 is one as expected. Note that 1 of 510 is not overcrowded.

Table 7 Overcrowding, Selected BG's, '70

	1.01+ pers./rm			1.01+ pers./rm	
	#	%		#	%
503-2	71	16.7	501-1	42	8.5
504-1	21	12.2	509-2	47	9.0
512-2	27	11.8	510-2	22	11.0
			511-1	19	11.6
			-6	63	10.0

5. Household Relation:

E.B. is more oriented towards stable families than the City. It has very large props. of H-W HH's, large prop's of "other relatives," low prop's of "female heads," and low props. of unrelated and primary

individuals, compared to the City.

Table 8 Household Relationshop E.B. + CITY, '70

	Husbands &Wives	Other Maleheads	Female Heads	Other Relatives	Primary Indiv's	Non-Relations	Group Quarters
E.B.#	15,694	496	1,781	17,361	2,727	333	475
%	40.4	1.3	4.6	44.7	7.1	.9	1.3
City#	204,240	6,906	31,905	257,256	76,610	24,659	39,346
%	31.8	1.1	5.0	40.1	12.0	3.9	6.2

There is no significant tract variation outside of 503. Props. of husbands/wives vary only from 19.6% to 21.7%. Props. of other relatives vary only from 40.6% to 46.8%.

BG analysis reveals a wider range of proportions than for tracts, naturally, but there is still little variation. The project in BG2 of 503 is way out of line with E.B. props. It has half the prop of husbands, over twice the prop of female heads, and 1/3 again the prop of other relatives. In BG-1 of that tract, props. of husbands are still low for E.B., but the prop of primary individuals as very high. The same pattern exists in BG 1 of 504, supporting earlier conclusions of kids inside the project, elderly outside.

In all other BG's, there is only one with a prop of husbands below 18%, one one with a prop of other relatives above 50%, and only one with a prop. of husbands below 18%, only one with a prop. of other relatives above 50%, and only one with a prop. of female heads above 6.1%. That is BG6 of 511 in all cases, the other BG with family oriented public housing. There are only 3 other BG's with props of primary individuals above 8%, and one of these is not BG 5 of 511, despite its large prop of 75+. In this BG, there are 34 primary individuals vs. 162 over 75 (note that 16% of this BG's prop are inmates, which could be skewing some statistics).

A final comment regards the very high props of husband/wives. In some BG's,

fully ½ the population are either husband's or their wives. In tracts with props. of Husbands above 20% (way above the City's) the prop. of other relatives (kids) is not unlike the City's employing few kids per HH. This combined with population analysis further defines E.B. as an area where there are many older couples, many perhaps childless or with most of their kids off to better turf.

Table 9 Household Relationship, Selected BG's, '70

		Husbands	Female heads	Other relatives	Primary individuals	Other
503-1	#	60	20	158	67	77
	%	15.7	5.2	41.4	17.6	20.2
-2	#	148	134	862	130	175
	%	10.2	9.3	59.5	8.9	12.1
504-1	#	79	29	214	52	99
	%	16.7	6.1	45.2	11.0	20.9
509-5	#	32	5	48	4	36
	%	25.6	4.0	38.4	3.2	28.8
511-5	#	211	21	368	34	407
	%	20.3	2.0	35.4	3.2	39.2
511-6	#	315	166	1039	128	358
	%	15.7	8.3	51.8	6.3	18.0

6. Rent/Income Ratio

E.B. has a smaller prop of poor ($5000) than the City and larger prop's of other categories. Each income group pays a lower percent of income for rent than is true for the whole City, althouth the median % of income paid for rent for the poor is above 35% for both the district and the City.

Two tracts stand out as giving the best breaks to poor: 503 and 505. Other tracts giving better breaks to the poor than the district as a whole are 504, 506, 509, 511. Tracts 503-506 form a solid block in S.W. E.B. around the project. They have higher props. of poor than the district, more overcrowding, more social instability (husbands vs. female heads), etc.; that is, low rents could be expected. Tracts 509

and 511, by contrast have props. of poor lower than the district and are thought of as "better" living areas. Note also that 510 and 511 give the worst breaks to those earning over $5000.

Some analysis is necessary. (1) Tract 511 statistics are skewed by its project, which is probably totally unlike the rest of the tract, physically and socially. For instance, tract 510 is about 19% poor, whereas tract 511 is 34.5% poor. The extra poor, and the better breaks to them, are probably both in the project. (2) The worse breaks given to higher incomes follows this analysis. Outside the project there are few poor; in fact the area is attractive enough to higher incomes that they pay a premium to live there. (3) Note that 510, with the moderate income housing, has the highest prop. by far of those earning between $5000 and $10,000 and gives the worst break to them. A comment an moderate income housing? (4) Tract 509, age group analysis showed under variations within the tracts, especially between BG's N2 and BG's 4 and 5. (kids, younger middle-age vs. older middle-aged and elderly). There is a similar division for overcrowding (more in 1 and 2). It could be that tract 509 varies significantly within itself an prop of poor and their rent/income ratio.

Table 10, Income Proportions, E.B., City, Selected Tracts, '70

	$5000		$5-10,000		$10,000+	
	#	%	#	%	#	%
City	64,705	41.0	55,482	35.1	37,785	23.9
E.B.	3,139	35.4	3,389	38.2	2,348	26.5
503	332	60.8	114	20.9	100	18.3
504	207	42.4	168	34.4	113	23.2
509	254	27.1	369	39.4	313	33.4
510	204	18.8	521	47.9	362	33.3
511	471	34.5	482	35.3	413	30.2

Table 11 Rent/Income Ratio - City, E.B., Selected Tracts 1970

		$5,000-				$5-$10,000				$10,000+	
		25%-	25-35%	35%+	Med.%	25%-	25-35%	35%+	Med.%	25%+	Med.%
City	#	5,941	9,736	44,218	35.0+	35,931	13,780	5,164	21.9	1,173	14.2
	%	9.2	15.1	68.3		64.8	24.8	9.3		3.1	
E.B.	#	456	605	1,898		2,887	392	53		6	
	%	14.5	19.3	60.5		85.2	11.6	1.6		.3	
503	#	82	68	164	35.0+	95	13	6	17.6	-	10.0-
	%	24.7	20.5	49.4		83.3	11.4	5.3		0.0	
504	#	40	21	136	35.0+	156	12	-	16.2	-	11.1 10.0-
	%	19.3	10.1	65.7		92.9	7.1	0.0		0.0	
509	#	39	49	142	35.0+	323	29	5	16.8	-	11.4 10.0-
	%	15.4	19.3	55.9		87.5	7.9	1.4		0.0	
510	#	11	25	159	35.0+	431	77	13	20.1	-	13.0 10.0-
511	#	80	115	248	35.0+	358	83	19	19.2	-	12.8 10.0-
	%	17.0	24.4	52.7		74.3	17.2	3.9		0.0	

7. Mobility

Relative to the City, EB is a stable area, although mobility has been increasing apparently in the last 2 decades, as is true for Boston as a whole. A much larger prop of HH's moved in before 1950 and a much smaller prop. after 1968 than in the City. Over 60% of the prop. 5 and over was in the same house in 1965 compared with 50% for the City, and only 10% moved from outside the central city compared with 21% in Boston as a whole.

TABLE 12. MOBILITY, EB + CITY, 1970

			Year Moved In			Origin Of Movers				
		1949	50-64	65-67	68-70	Sme Hse	City	SMSA	US	
CITY	#	32,243	83,941	42,623	78,811	294,797	141,671	39,485	81,787	18,633
	%	14.8	29.3	19.6	36.2	49.8	24.0	6.7	11.0	3.2
E.B.	#	3,278	4,147	2,081	3,326	22,593	8,266	1,518	1,277	820
	%	25.6	32.4	16.2	25.9	63.5	23.2	4.3	3.6	2.3

Tract analysis shows 503 having the most mobility, both the largest prop. moving in the last 5 years and the smallest moving in before 1950. Tract 508 has the least with the smallest prop. moving in the last 5 years and the second largest prop. of pre-1950 movers. There is no clear north-south distinction. Tract 512 is interesting in that it has the largest prop of pre-1950 movers and also the second largest prop. of post-1965 movers. this could be a picture of a very stable tract suddenly beset by an upswing of mobility (almost as many folks moved in the 68-70 period as had moved in the previous 18 years).

It should be noted that this radical "increases" in mobility exists for all tracts, though to a lesser degree, and for the City as well. It is also a lot misleading. Are we to assume 1) that pop turnover is increasing, that older stable families are leaving in even greater numbers? An are we to assume 2) that more or less the same units are turning over at any given point in time, that a portion of the housing stock is oriented towards transients. An are we assume 3) that much of the mobility is within E.B.. the same sub-neighborhood even, which is not contradicted by the large prop of movers coming from the City. No trach has significantly more than 10% of pop moving from outside the City. It would be useful here to have mover in finer detail.

TABLE 13 Mobility, Selected Tracts, 1970

		Year Moved In				Origin of Movers				
		1949	50-64	65-67	68-70	Sme Hse	City	SMSA	Us	Abroad
503	#	103	208	130	157	888	507	15	96	13
	%	17.2	34.8	21.7	26.3	52.7	30.1	.9	5.7	.8
508	#	278	309	118	169	1448	447	35	87	101
	%	31.8	35.3	13.5	19.3	66.5	20.5	1.6	4.0	4.6
512	#	344	253	112	317	1895	639	47	59	39
	%	33.5	24.6	10.9	30.9	67.4	22.7	1.7	2.1	1.4

B. HOUSING

1. Condition

2. Unit Size:

Compared to the City, E.B. has many middle sized units (4+5 rooms), slightly lower props. of 7 and 8+ rm units, and decidedly lower props. of 1 and 2 rm units. These props have changed little since 1960, even less than for the City, which had small changes. In E.B., the prop of 5 rm units increased at the expense of 6+ rm. units. In the City 2-4 rm. units increased while 5+ rm units declined.

TABLE 14, UNIT SIZE, E.B. AND CITY, 1970

	1 rm.	2 rm.	3 rm.	4rm.	5 rm.	6 rm.	7 rm.	8+ rm.
City #	38	209	1,649	4,171	4,333	2,295	592	412
%	.3	1.5	12.0	30.4	31.6	16.7	4.3	3.0
E.B. #	14,205	16,354	36,010	48,832	55,747	36,332	12,443	12,329
%	6.1	7.0	15.5	21.0	24.0	15.6	5.4	5.3

The northern part of E.B. clearly has larger units. This shows most clearly in the prop of 6+ rm units, where the southern part of E.B. has proportions half or less than those of the northern tracts. But southern tracts were more likely to increase their props. of 5 and 6+ rm units than the northern tracts, where props of 6+ rm units declined. (i.e. the difference between north and south is lessening).

In tract 510, the construction of 400 units of subsidized housing in 1967 probably caused the sharp decline in 6+ rm units, if other projects are any guide. Similarly, the earlier built Orient Hts depresses the unit sizes in a tract which has large sizes despite the project. Note that the heavily elderly oriented, 2 pers. HH oriented BG5 has over 40% 6+ rm units despite the project.

TABLE 15 UNIT SIZE, SELECTED TRACTS AND BG's, 1960, 1970

	1960				1970			
	5 rms.		6+ rms		5 rms.		6+ rms.	
	#	%	#	%	#	%	#	%
507	220	33.4	81	12.3	211	34.1	81	13.1
510	490		460	37.5	615	37.3	453	27.5
511	659		838	41.0	716	32.7	801	36.6
503-2					123	27.9	73	16.6
510-1					228	32.3	170	24.1
511-5					79	27.4	123	42.7
511-6					218	33.4	135	20.7

3. Type & Age of Structure

EB's characteristics differ sharply from those of the City. In EB, over half the units are found in 3-4 unit structures, while in the City 1/3 of the units are found both in 3-4 unit structures and those with 5-49 unit structures. Although the City's housing stock is old, significantly larger prop of E.B.'s stock was built before 1940.

In most EB tracts 2/3 - 3/4 of the housing stock is in 3-4 unit structures. In tract 503, with the project, 2/3 of the units are in 5-49 unit structures. This is expected, but props vary in 505, 510, and 511 as well. In 505, over half the units are in 5-49 unit structures, while in 510 and 511, a much larger prop is in 1 or 2 unit structures. In general, the largest props of units in 1 or 2 unit structures and the smallest props in 3-4 unit structures exist in the northern tracts and 512.

Regarding age, only tract 503 (project built in 1940's) has fewer than 2/3 of its units built before 1940. Outside of this tract and 510 and 511, where the newest housing exists, there is no tract with less than 95% of its units built before 1940.

TABLE 16 Type and Age of Structures
CITY, E.B., SELECTED TRACTS, 1970

		Structure Size (Units)				Age (Units)			
		1-2	3-4	5-49	50+	39	40-49	50-59	60-70
City	#	71,535	69,213	79,429	12,229	179,391	18,134	13,742	21,139
	%	30.8	29.8	34.2	5.3	77.2	7.8	5.9	9.2
E.B.	#	3,949	7,776	1,964	24	12,116	608	406	583
	%	28.8	56.7	14.3	.2	88.4	4.4	3.0	4.3
503	#	36	159	455	12	323	319	13	7
	%	5.5	24.0	68.7	1.8	48.8	48.2	2.0	1.1
501	#	17.1	591	33	-	786	4	-	5
	%	21.5	74.3	4.2		98.9	.5		.6
505	#	43	229	369	-	614	18	-	9
	%	6.7	35.7	57.6		95.8	2.8		1.4
507	#	86	502	18	-	592	14	-	-
	%	14.2	82.8	3.0		97.7	2.3		
510	#	811	570	264	-	1,224	7	4	410
	%	49.3	34.7	16.1		74.4	.4	.2	24.9
511	#	959	753	477	-	1,530	171	362	126
	%	43.9	34.4	21.8		69.9	7.8	16.5	5.8

4. Tenure and Vacancy

Vacancy is about the same for E.B. as for the City. It increased in the last decade for both, although much more so for E.B. There was more owner occupancy in E.B. then the whole City in 1970, but the prop of single family owner occupied homes was less for E.B. In the last decade, owner occupancy increased for E.B. and remained about the same for the City.

TABLE 17 VACANCY AND TENURE, E.B. AND CITY, 1960 and 1970

1960	#	%(of yr-round Units)	#	%	#	%(of occ. Units)
City	14,115	5.9	61.165	27.3	31,707	14.1
E.B.	696	5.0	3,889	29.3	1,161	8.7
1970						
City	14,791	6.4	59,230	27.2	27,658	12.7
E.B.	856	6.2	3,940	30.7	907	7.1

Southern tracts have the most vacancy and the lease owner occupancy. Exceptions are that tract 502 has more vacancy than the district, tract 508 has less, and tract 512 has more owner occupancy than the district. Southern tracts generally have lower props of small structures, thus depressing owner occupancy (and explaining the descrepancy in 512).

Note that in only 2 tracts (504 and 506) does the vacancy rate climb above 10%. In only 2 tracts (503 and 505, with many 5-49 unit structures) does owner occupancy fall below 25%. This suggests pretty good utilization of an old housing stock and considering the preponderance of triple deckers, high owner occupancy.

Trends show vacancy increasing in all tracts but 510 and owner occupancy increasing in all tracts but 510 and 511, two tracts which experienced large decreased in prop of single family owner occupied units (in 510, at least, because of new subsidized housing).

BG analysis reveals more complex patterns. BG2 of 503, the project, has expected very low rates of owner occupancy and vacancy. Immediately adjacent BG's (1 of 503, 2 of 506, 1 of 504) have by for the most vacancy in the district and the least owner occupancy (outside of subsidized housing). Vacancy decreases and project, but BG's and the wharves (3 of 501, 2 of 512) have unusually high vacancy and litter owner occupancy compared to surrounding BG's.

In tract 509, BG's 3-5 have high vacancy and 3-4 have little owner occupancy, this perhaps because of the combined impact of the airport and railroad. In tract 510, vacancy is low, below 1% in BG1, and owner occupancy is high (about 40%) except BG1. The same is true for tract 511, with the same exception for the public housing in BG6.

TABLE 18 VACANCY AND TENURE, 1970 SELECTED TRACTS AND BG's

	Vacancy		Owner Occupancy	
	#	%(of yr.-rd units)	#	%(of occ. units)
501	64	4.9	425	34.1
504	107	12.9	222	30.7
505	58	9.1	117	20.1
511	45	2.1	778	36.3
503-1	30	16.2	35	22.6
-2	16	3.6	12	2.8
507-1	45	7.3	165	28.8
509-3	14	6.5	47	23.2
-6	1	.5	61	30.4
510-1	5	.7	124	17.7
-4	11	2.7	171	42.6
512-2	29	11.2	61	26.6

5. Rent and Value Levels

All tracts in E.B. have median rents and values below those of the City (except median value in tract 511). Increases in gross rent were generally smaller in E.B. than in the City (the revise for contract rent) and substantially smaller in 503 and 511.

Rents and values are clearly highest in northern tracts and lowest in southernmost tracts (503-6, 512).

Rents asked for vacant units were generally lower, sometimes slightly higher than 1970 median contract rents.

TABLE 19 Median Rents and Values '60 and '70 City, Selected Tracts

	Contract		Gross			Value		
	1970 Med.	asked for vac	1960 Med	1970 Med	% Change	1960 Med	1970 Med	% Change
City	98	87	78	126	61.5	13,500	19,600	45.2
503	67	53	55	74	34.6	13,500	8,800	-
506	56	62	63	88	39.7	13,500	10,500	-
510	91	85	79	124	57.0	8,400	15,100	79.8
511	83	80	82	113	37.8	17,100	23,200	35.7

6. Income, Education .

The same north-south division exists but, less clearly. Northern tracts, plus 507, definitely have the highest median family incomes (highest

in tract 511), but median incomes in southern tracts are not that much less, except in 503 and 508; that is, there is no sharp break.

For median individual incomes,northern tracts plus 506, mines 509, have the former but have low individual incomes.

Note that high mean incomes often attend low median incomes, and vice versa, indicating the presence of a small group with very high on low incomes. Tract 507 is the only tract to have a mean family income lower than the median tracts 503 and 509 and 512 have very high mean individual incomes relative to the medians.

Note that median incomes confirms the hierarchy of northern tracts often existing for other statistics. "Best-worst", highest medians to lowest medians, northernmost to southernmost: 511,510,509,501,502.

For median years of education conpleted, northern tracts are clearly higher (511 highest, 510 next).

	Med$ Fram.	Mean$ Fram.	Med.$ Indiv	Mean$ Indiv	Med. Yrs. completed
City	9,133	10,272	2,819	4,045	12.1
501	8,693	9,161	2,843	3,467	10.8
503	5,365	6,592	1,754	4,001	9.4
505	8,127	8,704	1,890	2,872	8.9
507	9,013	8,480	1,726	2,161	8.9
511	9,405	10,110	4,110	4,199	11.7
512	8,223	8,444	3,400	4,089	10.0

DRAFT
S. Meacham

East Boston

I. Do areas of AGE CONCENTRATION correlate with:

Household Type: There is a strong correlation here. E.B. has a slightly higher prop. of 0-14, a significantly lower proportion of 20-24 and a significantly large prop. of 35-54, than the City. It also has a much higher proportion of H-W HH's, a slightly larger prop. of "other relatives," and smaller props of "primary individuals" and "non-relatives."

This correlation holds on the BG level with little variation except in and around the subsidized housing. The projects have more kids, fewer older adults, and, of course, more "other relatives", fewer husband-wife households, and more female heads. Around the project in tract 503, and in the BG-5 section of rent Hts. are concentrations of elderly and of primary individuals.

RACE: There are only 311 blacks in East Boston. They are concentrated in the two public housing projects, where there are also concentrations of kids and younger middle-aged.

MOBILITY: There has been less mobility in E.B. than in the City, probably accounted for mostly by the much smaller proportion of the 20-24 groups. There are only 3 tracks in E.B. which vary significantly from the district's mobility level. Tracts 503 & 510 are above and each has subsidized housing and relatively large props. of kids. Tract 503, with the most mobility, has the largest prop. of kids (0-14) and lowest of elderly (60+) in the district. Tract 508, the only one with mobility

significantly less than the district's, has the smallest prop. of 0-14 and largest of 65+.

HOUSEHOLD SIZE: There is a strong correlation. Relative to the City, E.B. has large prop's of 35-54 but only slightly larger prop's of 0-14, indicating few kids per family but probably many families. Supporting this, E.B. has larger prop's of 3-6 person HH's and smaller of 1 and 7+ persons HH's than the City.

Tract 503 has about twice the prop of 6+ pers HH's as any other tract. It has a project and high proportions of kids. It also has the highest proportion of 1 person HH's. BG2, exactly the project, has a larger still prop of 6+ person HH's but also a large prop of 1 persons HH's, despite its very small prop's of elderly. Apparently the project attracts mostly lone elderly.

Around this project, population data showed concentrations of elderly. This is supported by household size data. This chart shows props. of H2 persons HH's for E.B. and BG's near the project.

	1 pers.	2 pers.
E.B.	20.2	27.9
503-1	40.0	27.7
503-2	30.4	17.9
504-1	28.5	26.2
506-2	24.1	31.6
506-1	27.0	28.1

The only tracts with props. of 1 pers. HH's below the district area were the 4 northern most tracts (501, 509, 510 and 511) + 512. These tracts generally had slightly larger props of 3,4,5, and 6+ pers HH's. They also had the largest props of kids (excepting 503 & 502).

BG1 of 510, with subsidized housing, has a significantly larger prop of 0-4 and only 0-4, as well as a significantly larger % only of 20-34. The conclusion of young relatively small families is supported by the household size data, which shows an especially large prop of 4 pers HH's (compared to E.B.) but a smaller prop of 6+ pers HH's.

BG6 of 511, Orient Hts, has many kids, a large prop of 6+ pers HH's and a small prop of 1 pers HH's. Note BG5, however, the elderly oriented part of Orient Hts. (fully 25% 65+, 15.6% 75+!!), the prop. of 1 pers HH's is the smallest of all block groups or tracts analyzed (10.3%)!! Over a third of the HH's here are 2 pers. This Orient Hts. seems to serve an entirely different kind of elderly prop. than the project in 503.

OVERCROWDING: The five tracts with the least overcrowding are the five northernmost tracts (501-2, 509-11). These have the largest props. of kids, excepting 503 & 512. Tract 503 and especially BG2, have by for the most overcrowding of all BG's. or tracts. BG's adjacent to the project (1 of 506, 2 of 504, 1 Of 503) with relatively few kids, also have much overcrowding. Five other BG's have significantly more overcrowding than the district. Four of these share the charecteristic of having large proportions of young kids (0-9) and young adults (20-34), including the BGb section of Orient Hts. The other BG (1 of 511) has a large prop. of older kids (10-14) and older adults (35-54).

TENURE: There is little correlation. The five northern most tracts and tract 512 have the most OO. These tracts also have the largest props. of kids. (excepting 503). But on the BG level, much more variation developers. Some of this variation is explained by projects, but much

of it is not. In tract 509, for instance, BG's 1 & 5 have much OO. BG1 has relatively many kids and 25-34, and relatively few elderly. BG5 has relatively few kids and many older adults and elderly. BG3 with about half the OO of BG 1 has about the same prop of kids and 25-34.

VACANCY: There is little correlation. Vacancy is low in the subsidized housing, of course.
Among the tracts with the largest props. of kids. (501-2, 509-12), 501 and 509-11 have very low vacacny, 502 and 512 high vacancy. Among the other tracts, BG's near the project have by far the most vacancy, but BG;s in tract 508 have little where correlations of elderly exist.

RENT and VALUE LEVELS: Median rent levels are highest in 501, 509, 510, and 511, areas of concentrations of kids. However, 502 and 512 have lower rent levels. There is some correlation. As for value levles, the 6 tracts with the most concentration of kids are the only tracts which have enough single family homes to produce a median value.

INCOME: There is a stronger correlation here for mean family income but not for median family income. There is some correlation for median indiv. income however. (Comparing the 6 tracts with most kids to those with the highest income level.)
AGE GROUPS: Proportions of kids and elderly (SS&) vary . Proportions of 25-34 and 45-54 often vary , with proportions of 0-9 and 10-19 acting similarly.
II. Do areas of lo or hi HOMEOWNERSHIP correlate with:

STRUCTURE TYPE: Structure type can account for much of the homeownership pattern. The 6 tracts with the most OO are the 6 tracts with the largest proportions of 1-2 unit structures. In tracts 510 and 511, which had

particularly high levels of 00 in BG's outside of subsidized housing, structure type data shows proportions of H2 unit structures and 5-4% unit structures above the district ; that is the subsidized housing may have many units in large buildings, but, a large prop of the remainder are in 1 and 2 unit structures.

In tract 509, where 00 varied greatly from BG to BG, the prop of 3-4 unit structures is quite high. Since 00 was over 45% in one BG, it seems prop of structure type must have varied considerally from BG to BG to allow for it.

In tract 501 the 00 is 34.1%, despite the high prop of units in 3-4 unit structure (70.3%). Since there is little BG variation of 00, the picture is one of a very high degree of owner occupied triple deckers.

VACANCY: There is some correlation. Tracts 501, 509, 510, and 511 in the north have both high 00 and low VR's. Tracts 502 and 512 have high 00 and high VR's. Tract 508 has median (for E.B. 28.9%) 00 and a low (for E.B.-5.1%) VR.

RENT AND VALUE LEVELS: The six tracts with the most 00 are the only tracts with enough owner-occupied single family to have a median value.

Tracts with more 00 also have higher median gross rents. This is true for tracts 501, 509-11. Tracts 502, 507, 508 have the next highest median rents and the next highest 00 with the exceptions of 504 and 512.

These latter 2 tracts have high 00 (30.7%, 32.5%) despite having 3/4 and 2/3 of their units in 3-4 unit structures. They both also have high VR's (12.9%, 9.0%) and, perhaps because of this, low median rents ($90, $91).

But they are also among the 4 tracts with the most overcrowding (but notice). In 504, 3/4 of for-rent units have been vacant for more than 2 months and in 512, 2/3 of the for-rent units. There is less mobility in each tract than in the whole district. The 2 tracts are impacted by adjacent to the southern , the East Boston project, and the airport. The picture is of a stable moderate income urban community, buildings owned by an occupant, which has maintained low rents. The low rents attract people but the age of the housing, plus the 3 "undesireble" influences have made some units unrentable.

RACE: Blacks are concentrated in the projects. The correlation with low 00 is meaningless.

INCOME: There is strong correlation: Five of the 6 tracts with the highest median family income include 5 of the 6 with the most 00 (and 511 has the most 00 and the highest median. Six of the 7 tracts with the highest median indiv income also have the most 00 (and 511 is highest in each case again).

UNIT SIZE: The five northernmost tracts (501-2, 509-11) have twice or more the proportions of 6+ rm units as other tracts and have the most owner occupancy, along with 512. In fact, the prop of 6+ rm units declined from 1960 in 3 of those tracts, and all 3 lost 00, especially in 510 in each case. One tract increased both.

Challenging this correlation is the fact that for unit size, there is a very shapr break between northern and southern tracts, whereas for tenure, all tracts are on a smoother contining (for instance tracts 508 and 510 have 28.9% and 31.2% 00, 13.8% and 27.5% 6+ rm units respectively).

Also the large, apparently matching declines in 510 were both due to the construction of a mass of new subsidized housing.

HH SIZE: The non-subsidized housing BG's with the least OO all have prop's of 1 pers. HH's above an at the district area. The 5 of these BG's clustered around the public housing in tract 503 (1 of 505, 1 of 504, 2 of 506, 1 Of 503) include 5 of the 6 BG's with the largest prop's of 1 pers. HH's.

There is little other correlation. High OO and large props of 5+ 6+ pers HH's are concentrated in 501, 509, 510, but other tracts and BG's within these tracts contradict this correlation.

Does VACANCY correlate with:

MOBILITY: No correlation.

OVERCROWDING: In public housing (BG 2 of 503, of 511), low VR and much overcrowding go together. Outside of these areas, there is some correlation between high VR and overcrowding. Ten of 14 BG's with overcrowding above the district average have VR's higher than the district's, but only 8 of 15 BG's with BR's higher than the district also have more overcrowding (although 5 of 6 BG's with VR's over 10% had more overcrowding than the district). The correlation is not any fewer than this.

RENT/INCOME RATIO: Counter-inturtively, the 2 tracts (503 and 505) where the lowest prop of poor pay the more than 25% of their income for rent both are VR's above the districts. Two (504 and 506) of the 4 tracts with the next lowest props have the highest VR's in the district while

the other 2 (509 and 511) have very low VR's. These latter 2 tracts are 2 of the 4 with the lowest prop of poor. Of course, the VR's in public housing are low.

For those of moderate income (5-10,000), the 5 tracts with the lowest VR's include the 3 highest median rent income ratios and one of the lowest.

There are thus conflicting relationships, the strongest relationship being counter - intiutive.

RACE: meaningless

STRUCTURE TYPE: The 5 tracts with the lowest VR's include 4 of the 5 tracts with the largest prop of units in 1 and 2 unit structures. The 5 tracts with the lowest VR's have the largest prop of such units. Small buildings seem less likely to have vacancies than large areas.

STRUCTURE AGE: There are only 3 tracts (503, 510, 511) with less of their housing stock built before 1940. Two of these (510 and 511) have the lowest VR's in the district. In all cases, except small props in 511, the new housing was subsidized, and this subsidized housing has very low VR's. The probably has some effect though, since the subsidized units in 510 are for moderate incomes and probably not lower than surrounding rents, and since 511 does include about the only non-subsidized new housing in the district.

RENT: There is a correlation. The tracts with the 2 highest median rents have the lowest VR's. The four (4) tracts with the meadiam rents have the highest median rents have the lowest VR's. Six of the 7 tracts with the highest median rent have the lowest VR's. The 5 tracts with the highest VR's have 6 of the 5 lowest median rents.

INCOME: There is a correlation. The tracts with the 3 highest median family incomes have the lowest VR's. The 5 tracts with the highest

median income have 5 of the 6 lowest VR's. The correlation works less well for individual income.

IV. Does UNIT SIZE correlate with:

HOUSEHOLD SIZE: Two ratios are relevant here. One is the median unit size to the median HH size. The other is the number of 6+ room units to the number of 6+ person HH's.

Tract/BG	Unit~HHsize med. Ratio	#6+ rm units/#6+ HHs Ratio	1.01+ pers/rm (overcrowding) %
501	4.9/2.8 = 1.75	441/132 = 3.34	7.0
502	4.6/2.5 = 1.84	405/125 = 3.24	5.8
503	4.3/2.3 = 1.87	85/ 97 = .88	14.5
504	4.4/2.4 = 1.83	126/ 56 = 2.25	9.5
505	4.1/2.4 = 1.71	107/ 49 = 2.18	8.9
506	4.3/2.3 = 1.87	82/ 48 = 1.71	8.1
507	4.4/2.4 = 1.83	81/ 47 = 1.72	8.4
508	4.4/2.4 = 1.83	129/ 44 = 2.93	6.8
509	4.9/2.8 = 1.75	413/131 = 3.15	7.5
510	4.9/2.8 = 1.75	453/139 = 3.26	7.1
511	5.1/2.7 = 1.89	801/183 = 4.38	7.0
512	4.5/2.6 = 1.74	176/ 85 = 2.07	8.7
E.B.		3299/1136=2.90	7.7
510-1	subsidized	170/ 54 = 3.15	7.3
511-5	housing	123/ 22 = 5.59	6.4
511-6	BG's	135/ 73 = 1.85	10.0
503-2		73/ 86 = .85	16.7

The first ratio shows a strong correlation; that is, the ratio varies little from tract to tract. A more revealing ratio, however, may be the second. It varies enormously, from .88 to 4.38 for tracts, and from .85 to 5.59 for the four selected BG's alone. This implies not a strong correlation between unit size and household size. The importance of the second ratio is shown by comparing it to overcrowding statistics. In every case where a tract has less overcrowding than the district, that tract's ratio is higher than the district's, and vice versa. One should say however, that this second ratio is not a fine of overcrowding, beyond the crude measure above.

V. Do RENT-LEVELS Correlate with:

VALUES: Only 6 tracts have enough 00 single family houses to have a median value. These 6 include 5 tracts with the highest median rents. The other 6 tracts have only 118 00 single family homes all together.

STRUCTURE TYPE: The 6 tracts with the highest median gross rents include 5 of the 6 with the largest prop of 1 and 2 unit structures. The 2 tracts with the highest medians have the 2 largest proportions. The 2 tracts with the lowest median rents have the largest props of 5-49 unit structures (and only one is public housing). Tracts 507 and 508, with median rents neither low nor high for the district, have the 2 largest props. of 3-4 unit structures. So, structure size seems to vary inversely with median rents.

STRUCTURE AGE: There is little correlation. The two tracts with the highest median rents have the only significant construction since 1950, but this was primarily subsidized housing (although 510's new housing finished in 1967, used a past-1960 program of moderate housing and could have actually raised the median rent level).

AGE GROUPS: There is some correlation between prop. of kids 0-14, young adults 25-34, and high rents, but it is not strong.

MOBILITY: There has been much less mobility in E.B. than the whole City, and median rents are much lower in E.B. But on the tract level, this pattern is not continued.

VI. Does OVERCROWDING correlate with:

HH Type: Where the prop of "other relatives" is and of husbands an wives is small, overcrowding exists. This relationship is true in BG2 of 503 and BG6 of 511, the 2 public housing projects. Tract 510's subsidized housing and BGsd, Orient Hts have props of husband above the

district ,props of "other relatives" below that area, and less overcrowding than the district.

In areas without subsidized housing, some follow tha same pattern. BG;s of 510 has 11% overcrowding, more "other relatives," and fewer husbands proportionately. The same is true of BG2 (512) with 11.8% overcrowding, BG1 (504) with 12.2 % overcrowded. BG2 of 509 has 9% overcrowding, relatively more "other relatives," and about the same prop. of husbands as E.B. The same is true of BG1 (501) with 8.5% overcrowding. BG 1 of 511, however, has 11.6% overcrowding, a larger prop. of "other relatives," but a considerably larger prop. of "husbands." For this BG, which runs along Suffolk Downs, the answer lies in unit sizes varying household types within the BG by all the kids with a few families.

There is another correlation between large proportions of primary individuals and overcrowding. This exists in BG1 of 503, 504, 505, 506 and 507. One can think of ways that an influx of primary individuals, especially if young with money, could cause overcrowding, but at first glance this is counterintuitive. Primary individuals cannot be overcrowded themselves and they are elderly in these BG's, with relatively little money. Get ratios for overcorwded BG's esp. 1 of 511.

RACE: Blacks are concentrated in the projects. Correlations are meaningless.

UNIT/HOUSEHOLD RATIO: There is a correlation as shown in "IV." The following chart gives the ratios for all overcrowded BG's (here defined as 9% on above).

					% AC.
503	BG2	73/86	=	.85	16.7
507	BG1	37/14	=	2.64	12.7
506	BG2	27/18	=	1.50	9.0
509	BG2	133/55	=	2.42	9.0
510	BG2	77/26	=	2.96	11.0
511	BG1	72/18	=	1.85	11.6
	BG6	135/73	=	1.85	10.0
512	BG2	46/20	=	2.30	11.8

Again all these ratios but one are below that for the district, but the relationship is no finer.

RENT/INCOME RATIO: Of the 3 tracts with the most overcrowding, 2 have the lowest prop's of poor paying more than 35% of income for rent. In 4 of 6 tracts with more overcrowding than the district. The poor get a better break than in the whole district. The 4 tracts with the biggest prop of poor paying more include the 2 with the least overcrowding.

In the moderate income group (5-10,000), the 6 tracts with the smallest median percent of income paid for rent include 5 of the 6 with more overcrowding then the district.

The correlation exists but is not especially strong.

Does high RENT/INCOME RATIO correlate with:

RENT LEVELS: There is a correlation. Tract 505, with the lowest prop of poor paying more than 25% and with the lowest median percent of moderate incomes paid for rent, has the lowest median rent level outside the project in 503. Tract 503 itself has the next lowest prop of poor paying more. Tracts 504, 506, and 512 also have low median rents and generally low rent/income ratios. Tracts 501 and 502, 507-11, all with high median rents, include the 4 highest ratio for moderate income and the 5 highest ratios for low income.

Note that the tracts which give breaks to the poor are not necessarily those which give the best breaks to moderate incomes.

INCOME: The 4 tracts with the highest median income have the 2 highest prop's of poor paying more than 35% of income for rent and 2 prop's below the district average. Looking at the 6 tracts with highest median income improves the correlation.

Note that tracts 509 and 511, which have high incomes and rent levels (especially 511) give better breaks to the poor than most tracts, and 511 has the second worst median percent of moderate income paid for rent.

HOUSEHOLD TYPE: There is little correlation, partly because there is so little variation among tracts in this category.

UNIT SIZE: There is a very shape break between northern and southern tracts an the prop. of 6+ room units, the latter prop's being twice as high. For rent/income ratio there is no sharp break, only a slight correlation (510 in the north has the highest ratios; 505 and 503 in the south the lowest; otherwise scattered).

MOBILITY: Outside of the project in 503, there is some correlation. Tract 510 has the most mobility and gives the worst look to poor and moderate income. Tract 507 is next in both categories. Note the chart below:

Tract	% $5000 paying 25% of income	med. % income for rent 5-10,000	% units occupied 5 yrs.
510	90.2%	20.1%	47.9%
507	89.3%	15.6%	44.8%
508	85.8%	15.7%	32.8%
502	85.5%	17.8%	43.2%
501	83.7%	18.2%	42.6%
512	82.2%	15.9%	41.8%

This progression is pretty strong, interrupted only by tract 508. Below this mobility varies only in a range of 1.4% and the progression becomes meaningless.

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